

# REED'S SWEET WINE WINERY, SELF SERVICE B&B, HARVEST HOST GUESTS HOUSE POLICIES

*Welcome to Reed's Sweet Wine !*

We're happy to see you, and we want you to enjoy your stay with us. That's why we ask all of our guests to follow these simple rules, so that we can help to ensure that everyone's experience is a positive one. It's all about making pleasant happy memories of your vacation in Tacoma, so that you'll come back and see us again!

1. The daily rates for the guest rooms are as follows. Room fees are payable by booking online at [reedssweetwine.com](http://reedssweetwine.com)  
Check in time is after 2pm. You can leave your items earlier if need be. Checkout time is 11am.  
Room fees include taxes and cleaning fees.

Vintage Room (Blue)	\$220.00
Fairy Tale Room (Peach)	\$205.00
Burbon Room (Grey)	\$195.00

2. Someone is Onsite or close by at all times. The Tasting Room is Open for walk in on Fridays from 11-7PM and open by appointment any other time. Farm Fresh Eggs & Jams are available for purchase as well. Visit the Orchard and enjoy the fresh fruit when in season. Please make sure your children do not break trees in our orchard or destroy the Flowers we plant as we work hard to make this place come alive for you to enjoy! We do have Board and Yard Games available for children & adults to play with located throughout the property. You may Drink Wine anywhere on the premises with exception of going outside of the driveway. Feel free to roam all of the property. The main living area is equipped with a fireplace, feel free to fill with wood, sit and enjoy the fire! The Tae Room has ample seating and the dining area has a 16'5" table with ample seating as well. The back deck has seating to enjoy the sunrise as well as a propane BBQ and an outdoor stereo. There are a few outdoor fire pits around the premises. There is an outdoor Restroom located in the cedar building next to the Home by the Garden Beds. Water is available in the Orchard as well as the hillside. Please Note, we are using Well Water. The entire property, with exception of Guest Rooms, IS under video surveillance. The WIFI code is located inside your room next to the door. Take a photo of the QR code and it will log you in.
3. Regarding Animals: Unfortunately, we DO NOT ALLOW ANIMALS INSIDE THE GUEST HOUSE. Please note that we have Ducks, Chickens, and Turkeys in the Orchard and two cats that roam around freely.
4. Please be respectful regarding noise so you do not disturb other occupants of the house. No parties or events are permitted by guests.
5. Guests are responsible for cleaning up after themselves after use of common areas, and for leaving these areas tidy and in a sanitary condition as they are found. Kitchen is equipped with all necessary items for Cooking/Cleaning. Pots and pans are located in the Pantry & Cleaning items under the kitchen sink. Feel free to find what you need in the cupboards. Rooms are equipped with extra linens in a kit under each bed.

6. While we will make every attempt to ensure that you keep the same room for the duration of your stay, we reserve the right to require you to move to another guest room at short notice. Such a move might be necessary if another guest has health or mobility problems requiring them to be in a more accessible location, etc.
7. Guests are asked not to move, remove, or change furniture, pictures, wall hangings or other room decoration without the consent of the owners. You are also responsible for any broken or missing items in the space you rent. In the event that items are missing, you will have the opportunity to return them before you are charged for them.
8. This rental agreement is made between you and Reed's Sweet Wine LLC and acknowledges that you are responsible for caring for yourself while on premises. You must except all liability for any accidents or injuries including the use of the outdoor pool. By making the rental purchase, you are excepting these terms.
9. The Entire Home has automatic door locks with keypad entry. You will receive the key code to get into the front door as well as your Guest Room in Email or Text if you prefer, after Payment has been made and agreement has been signed. The code will come to you the night before your stay! Please note there is NO SMOKING inside the Guest House. Outdoor smoking is fine, please throw butts in ashtrays or garbage and not on the ground. Please & Thank You!
10. Cancellation Policy: Cancel anytime before 4pm 48 hours in advance of your stay for a full refund. No refund is provided if cancellation occurs after this time window.

Thank You for choosing to stay with us! We greatly appreciate you! Please do not hesitate to call us if you need assistance. We can be phoned at 253 327 5220 or by email at [reedssweetwine.com@gmail.com](mailto:reedssweetwine.com@gmail.com)

Team Reed